

# RIVER GREEN VILLAGE

3305 PEACHTREE INDUSTRIAL BLVD. | DULUTH, GA 30096



# Project Overview

3305 Peachtree Industrial Blvd.

## 1,265 SF

SUITE 400

## 1,350 SF

SUITE 800

**12,000 SF retail center** located at Peachtree Industrial Boulevard and River Green Parkway in Gwinnett County

Excellent visibility and signage on Peachtree Industrial Boulevard which has a **high traffic count of 43,700 VPD**

Easy access via signalized intersection

Strong demographics for population and income with **73,510 residents within 3 miles** having an **average household income of \$117,215**

Landlord is offering **flexible terms** and **aggressive rent structure**

**1,265 SF and 1,350 SF inline spaces available** for non-restaurant uses





# Demographics

3305 Peachtree Industrial Blvd.

## Traffic Counts

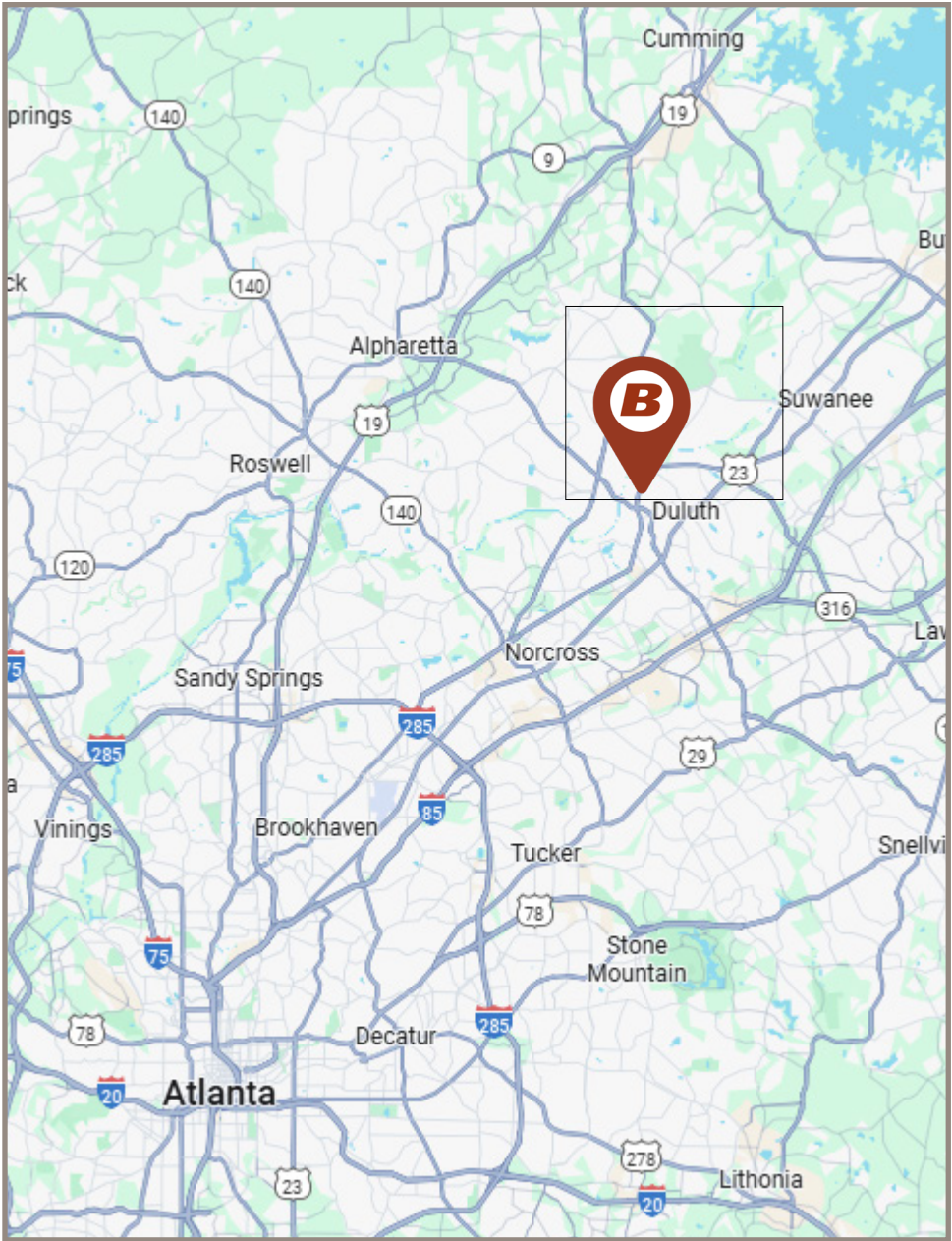
|                                                  |            |
|--------------------------------------------------|------------|
| Peachtree Industrial Blvd.<br>@ River Green Pkwy | 43,700 VPD |
|--------------------------------------------------|------------|

## Demographics

|                    | 1 MILE   | 3 MILES   | 5 MILES   |
|--------------------|----------|-----------|-----------|
| Population         | 4,529    | 73,510    | 198,139   |
| Daytime Employment | 7,421    | 27,437    | 109,622   |
| HH Income          | \$80,448 | \$117,215 | \$120,114 |

## GPS Coordinates

34.016013 Lat.  
-84.164786 Long.



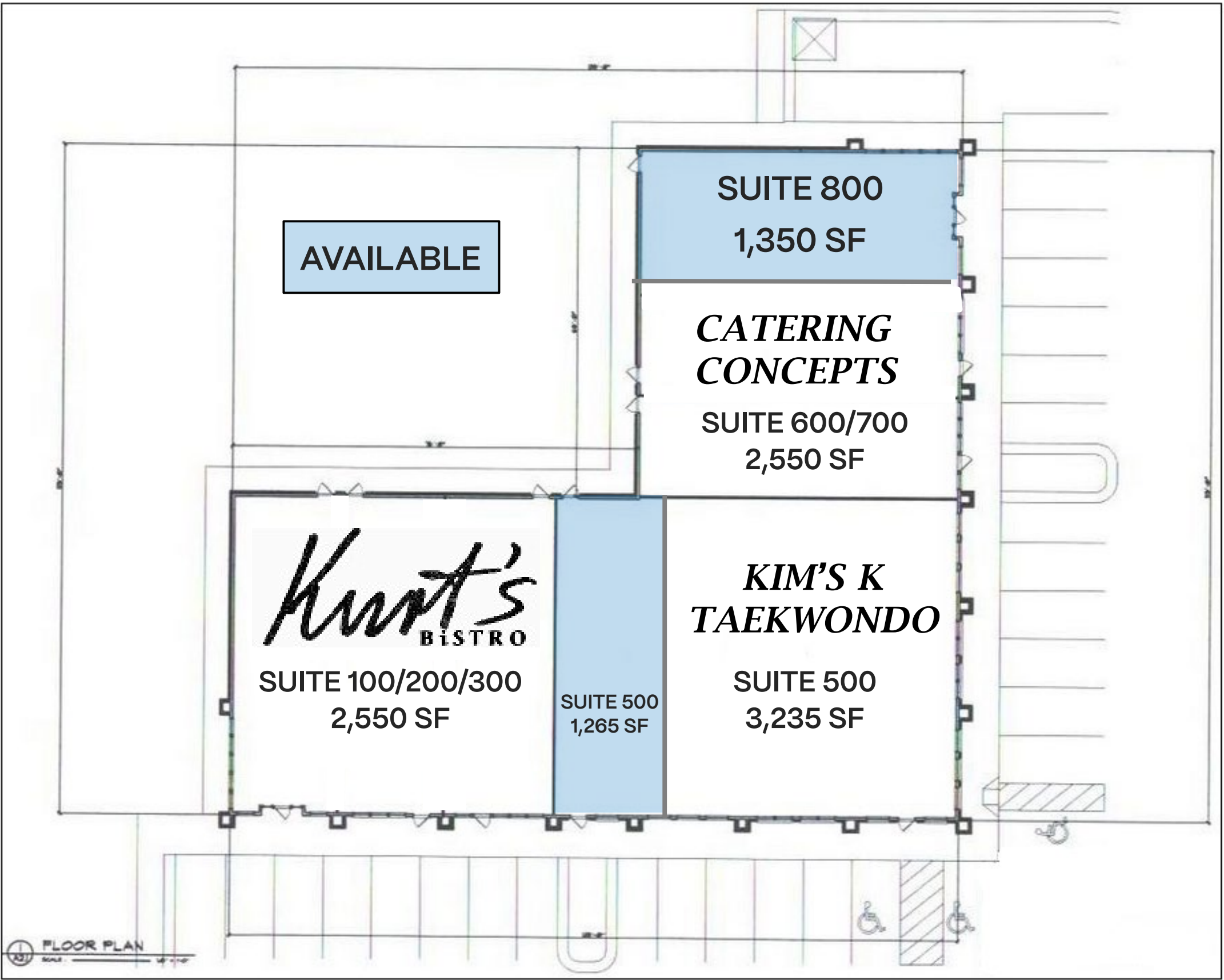


# Available Space

3305 Peachtree Industrial Blvd.

## Tenants

| SUITE             | TENANT            | SF     |
|-------------------|-------------------|--------|
| 100-300           | Kurt's Bistro     | 3,600  |
| 400               | AVAILABLE         | 1,265  |
| 500               | Kim K's Taekwondo | 3,235  |
| 600-700           | Catering Concepts | 2,550  |
| 800               | AVAILABLE         | 1,350  |
| TOTAL SQUARE FEET |                   | 12,000 |













# Contact

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